

**WAUKEGAN PLANNING & ZONING COMMISSION**  
**May 12, 2016**  
**MINUTES**

**1.0 Roll Call**

7:00 PM

PRESENT: Anderson, Rodriguez, Dye, Griffin, Grimes, Garcia, Haug

ABSENT: Bartos, Kolber

**2.0 Approval of April 14, 2016 Minutes**

Motion by Commissioner Grimes and seconded by Commissioner Griffin to approve the minutes of the April 14, 2016 Planning & Zoning Commission meeting.

AYES: All      NAYES: None

**3.0 Audience Time**

None

**4.0 Old Business**

None.

**5.0 New Business**

**5.1 Zoning Calendar #2498**

Petitioner: Anghelo Medina/Jack & Sandra Bradbury

Location: 925 Glen Flora Avenue

Request: Conditional Use Permit for a Small Engine Repair Shop

Petitioner Jack Bradbury explains that he is the owner of the building and closed the print shop that used to operate there about a year ago. Jack explained that Anghelo Medina would like to open a small engine repair shop.

Chairman Rodriguez asks about ventilation in the building while working on small engines and making sure that the building and fire department are satisfied with the ventilation.

Commissioner Garcia asks Jack Bradbury if he understands all of the conditions outlined by staff.

Jack Bradbury states that there are three conditions that he has issues with, the storage container requirements, the lighting requirements, and the gas meter requirements.

Chairman Rodriguez opens the meeting up to anybody in support of the petition.

None present.

Chairman Rodriguez opens the meeting up to anybody in opposition of the petition.

None present.

Staff report- Staff recommends approval with the conditions listed.

Commissioner Garcia- What about the three conditions that he has issues with.

Staff states that those three issues can be rectified with bollards or some sort of protection for the exposed gas meter, installing dimmer lights or changing the angle of the lights, and gaining Development Review Board approval for the storage container.

Jack Bradbury states that he can comply with all of the conditions including the three that he had an issue with.

Motion by Commissioner Garcia and seconded by Commissioner Anderson to recommend to the City Council the approval of Zoning Calendar #2498 a Conditional Use Permit for a Small Engine Repair Shop, subject to the conditions outlined by staff and ventilation requirements.  
AYES: All      NAYES: None

## **5.2      Zoning Calendar #V-4-16**

Petitioner:      Southwind Financial, Ltd.

Request:      Vacation of Brookside Avenue east of Lakewood Avenue

Petitioner representative John Hunecke presents on behalf of Southwind Financial. John explains the vacant unimproved right of way and the fact that it would be used best to access the property which was approved for a construction recycling facility. The vacated right of way would provide more room on site and better access circulation.

Chairman Rodriguez opens the meeting up to anybody in support of the petition.  
None present.

Chairman Rodriguez opens the meeting up to anybody in opposition of the petition.  
None present.

Staff report- Staff recommends approval, the unimproved right of way would not be used by the city in the future, it makes sense to allow the petitioner and adjacent property owner to use the area for access to their properties.

Motion by Commissioner Dye and seconded by Commissioner Griffin to recommend to the City Council the approval of #V-4-16 the Vacation of Brookside Avenue east of Lakewood Avenue, subject to the conditions outlined by staff.  
AYES: All      NAYES: None

## **6.0      Conditional Use Permit Reviews**

None

## **7.0      Adjournment**

Motion by Commissioner Anderson and seconded by Commissioner Haug to adjourn the May 12, 2016 Planning & Zoning Commission meeting.

AYES: All      NAYES: None

7:24 PM